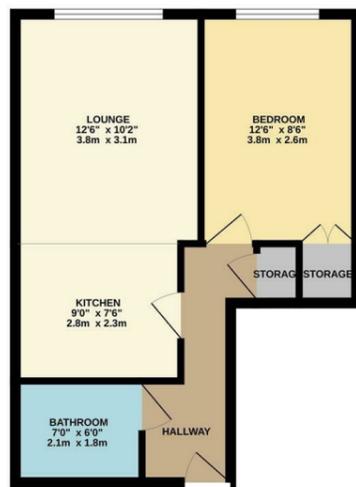




GROUND FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA - 418 sq ft. (38.8 sq m.) approx.
While every attempt has been made to ensure the accuracy of the information contained herein, measurements of plots, fixtures, fittings and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for general guidance only and should be used in conjunction with the particulars of the contract. The agent, its agents and employees can not be held responsible for any errors or omissions. Make your own checks.

Council: Waltham Forest | Council Tax Band: C | Floor Area: 418.00 sq ft



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The Avenue, Highams Park, E4 9QQ
£1,350 Per Month

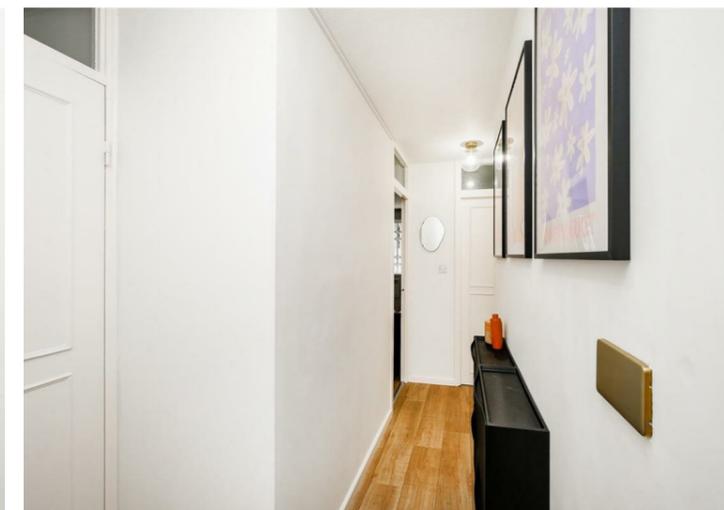
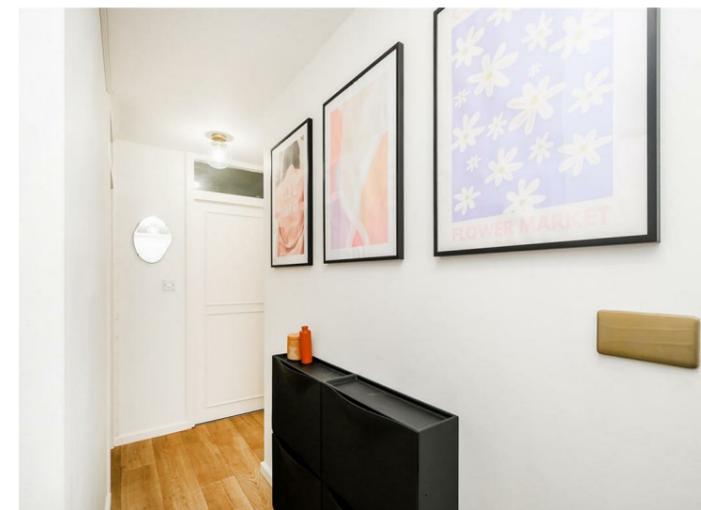
Bedrooms: 1 | Reception Rooms: 1 | Bathrooms: 1

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	77
EU Directive 2002/91/EC			



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.

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Request a Viewing: **020 8989 0011**

Email: **wanstead@wearechurchills.co.uk**



Nestled in the charming area of Highams Park, this delightful first-floor apartment on The Avenue offers an excellent opportunity for comfortable and convenient rental living. Spanning approximately 418 square feet, the property features a well-proportioned reception room—perfect for relaxing after a long day or entertaining guests.

The apartment boasts a thoughtfully designed double bedroom, alongside a modern shower room. Presented in good condition throughout, the property is ideally located within close proximity to Highams Park Station, this home is perfect for commuters seeking easy access into central London. The surrounding area also offers a welcoming community atmosphere with local amenities nearby.

This property is ideally suited to professionals or couples looking to enjoy a well-connected yet peaceful neighbourhood. With its appealing location and well-maintained interiors, this apartment is a fantastic rental opportunity not to be missed.

